



Johns Creek

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www.JohnsCreekGA.gov
678-512-3200 ~ (fax) 678-512-3303
12000 Findley Road, Suite 400, Johns Creek, GA 30097

City of Johns Creek
Planning & Zoning

LAND USE PETITION CHECKLIST & APPLICATION FORM REZONING, USE PERMIT & CONCURRENT VARIANCE

INSTRUCTIONS

A properly completed application and fees are due at the time of submittal. The submittal deadline is the first Tuesday of each month. **An incomplete application will not be accepted.** Original signatures are required for the Application. **Note: Applicants are highly encouraged to meet with nearby property owners prior to filing an application.**

APPLICATION MATERIALS

REQUIRED ITEMS	NUMBER OF COPIES	CHECK <input checked="" type="checkbox"/>
Provide one (1) a digital copy of <u>all</u> submitted materials.	• One (1) CD in .JPEG, .TIFF, .PDF or .DOC format	<input checked="" type="checkbox"/>
Pre-Application Meeting Form	• One (1) Copy	<input checked="" type="checkbox"/>
Site Plan with Legal Description (See Page 14 for Requirements)	• Ten (10) Full-Size Site Plan Copies <input checked="" type="checkbox"/> • One (1) 8 1/2" x 11" Site Plan <input checked="" type="checkbox"/> • One (1) 8 1/2" x 11" Legal Description <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Building Elevations (Attached Residential & Non-Residential)	• One (1) Copy	<input checked="" type="checkbox"/>
Letter of Intent	• One (1) Copy	<input checked="" type="checkbox"/>
Zoning Impact Analysis Form	• One (1) Copy	<input checked="" type="checkbox"/>
Environmental Site Analysis Form	• One (1) Copy	<input checked="" type="checkbox"/>
Disclosure Form	• One (1) Copy	<input checked="" type="checkbox"/>
Public Participation Plan & Report — <u>1/4 Mile List</u>	• One (1) Copy <u>u.s.</u>	<input checked="" type="checkbox"/>
Applicant Acknowledgement Form	To be Completed at Time of Submittal	<input checked="" type="checkbox"/>
THE FOLLOWING ITEMS MAY BE REQUIRED		
Traffic Impact Study	• Three (3) Copies	<input type="checkbox"/>
Metropolitan River Protection	• Three (3) Copies	<input type="checkbox"/>
MARTA Corridor Area Plan Review	• Three (3) Copies	<input type="checkbox"/>
Development of Regional Impact Review Form	• Three (3) Copies	<input type="checkbox"/>
Environmental Impact Report	• Three (3) Copies	<input type="checkbox"/>
Noise Study Report	• Three (3) Copies	<input type="checkbox"/>

NEED SITE PLAN FOR 400-FT

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City of Johns Creek
Planning & Zoning

RZ-15 010



Johns Creek

PRE-APPLICATION FORM

REZONING, USE PERMIT(S) AND CONCURRENT VARIANCE(S)

Purpose & Process

A Pre-Application Meeting provides you the opportunity to present a conceptual plan and letter of intent to a representative of the Community Development Department. This meeting benefits you, the applicant, by receiving general comments on the feasibility of the plan, the process(es)/procedure(s) and fees required to process and review the application(s). To schedule a meeting contact a member of the Planning and Zoning Division by calling (678) 512 - 3200. This form will be completed during the pre-application meeting. After completing the pre-application meeting, the applicant may file the Land Use Petition.

Applicant: Fritch Holdings, LLC

Site Address: 10570 & 10500 Parsons Rd Parcel Size: 1.69 acres

Proposal Description: 9 townhome units

Existing Zoning Designation and Case Number: AG-1

Proposed Zoning Designation: TR

Comprehensive Land Use Map Designation: Character Area 9: Medlock Bridge

Planner: Taylor Baxter Date: 4/23/15

ZONING DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 342 of the 11TH District, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

Beginning at the intersection of the southwesterly right-of-way line of Parsons Road with the northwesterly right-of-way line of Wilson Road; said point being the POINT OF BEGINNING; thence along said right-of-way line of Wilson Road South 67 degrees 44 minutes 59 seconds West a distance of 39.61 feet to a point; thence South 65 degrees 26 minutes 54 seconds West a distance of 33.45 feet to a point; thence South 68 degrees 08 minutes 33 seconds West a distance of 66.67 feet to a point; thence South 66 degrees 48 minutes 56 seconds West a distance of 69.68 feet to a point; thence South 65 degrees 12 minutes 21 seconds West a distance of 55.31 feet to a point; thence leaving said right-of-way line North 27 degrees 43 minutes 43 seconds West a distance of 180.57 feet to a point; thence North 89 degrees 25 minutes 05 seconds West a distance of 140.55 feet to a point; thence North 28 degrees 00 minutes 42 seconds East a distance of 252.85 feet to a point on said right-of-way line of Parsons Road; thence South 48 degrees 42 minutes 24 seconds East a distance of 97.08 feet to a point; thence South 50 degrees 59 minutes 40 seconds East a distance of 215.67 feet to a point; thence South 52 degrees 51 minutes 09 seconds East a distance of 70.43 feet to a point; thence South 53 degrees 31 minutes 49 seconds East a distance of 36.91 feet to a point; thence South 55 degrees 01 minutes 35 seconds East a distance of 27.68 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 1.69 acres, more or less.

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REZONING/SUP/CHANGE IN CONDITIONS
APPLICATION

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Fritch Holdings LLC</u>	NAME: <u>SEE ATTACHED</u>
ADDRESS: <u>67 Lafayette Drive NE, Suite 4</u>	ADDRESS: _____
CITY: <u>Atlanta</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30309</u>	STATE: _____ ZIP: _____
PHONE: <u>678-462-1234</u>	PHONE: _____
CONTACT PERSON: <u>Ross Blaising</u> PHONE: <u>678-462-1234</u>	
CONTACT'S E-MAIL: <u>rblaising@gmail.com</u>	

APPLICANT IS THE:		
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICTS(S): <u>AG-1</u> REQUESTED ZONING DISTRICT: <u>TR</u>		
LAND DISTRICT(S): <u>11</u> LAND LOT(S): <u>0362</u> ACREAGE: <u>1.69 acres</u>		
ADDRESS OF PROPERTY: <u>10500 and 10570 Parsons Road</u>		
PROPOSED DEVELOPMENT: <u>Townhomes</u>		
CONCURRENT VARIANCES: <u>None</u>		

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>9 units</u>	No. of Buildings/Lots: <u>N/A</u>
Dwelling Unit Size (Sq. Ft.): <u>3,240 SF Max</u> (Inc. garage)	Total Building Sq. Ft. _____
Density: <u>5.33 units per acre</u>	Density: _____

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Owner Contact List

10570 Parsons Road:

Angela May
9290 Tailey Cir
Duluth, GA 30097

10500 Parsons Road:

Laila Akhavansafa
10500 Parsons Road
Duluth, GA 30097

RZ-15 010

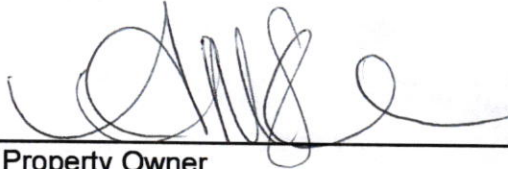
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City of Johns Creek
Planning & Zoning

REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, STATES UNDER OATH THAT THEY ARE THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE CITY COUNCIL.



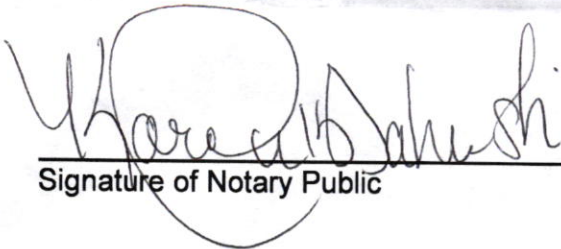
Signature of Property Owner

5/5/15

Date

Angela May / OWNER

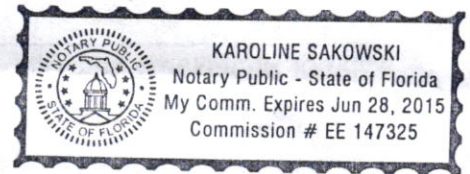
Type or Print Name and Title



Signature of Notary Public

5/5/15

Date



Notary Seal

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REZONING APPLICANT'S CERTIFICATION

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Signature of Applicant

Date

Type or Print Name and Title

Signature of Notary Public

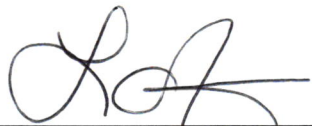
Date

Notary Seal

010

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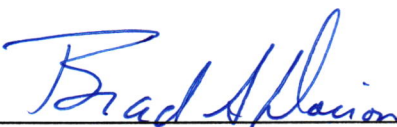
Signature of Property Owner

4/27/2015

Date

Laila Akhavanisafa

Type or Print Name and Title



Signature of Notary Public

4/27/2015

Date

Notary Seal

BRAD S. DOIRON
NOTARY PUBLIC - STATE OF GA
COUNTY OF FULTON
MY COMMISSION EXPIRES 9/21/15
ACTING IN THE COUNTY OF *Gwinnett*

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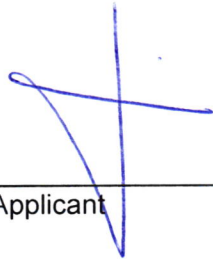
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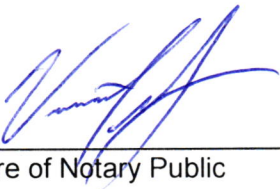
Signature of Applicant

24 APRIL 2015

Date

ROSS BLASING, MANAGING DIRECTOR

Type or Print Name and Title



Signature of Notary Public

4/24/15

Date

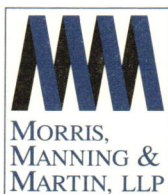


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Planning & Zoning



May 5, 2015

Johns Creek City Hall
Department of Community Development
12000 Findley Road, Suite 400
John's Creek, Georgia 30097

Jessica L. Hill
404-504-7754
jhill@mmmlaw.com
www.mmmlaw.com

RE: LETTER OF INTENT FOR FLITCH HOLDINGS, LLC APPLICATION

To Whom It May Concern:

This letter accompanies the application submitted on even date herewith to rezone property located at the corner of Parsons Road and Wilson Road from AG-1 to TR. The subject property contains 1.69 acres and is currently addressed as 10500 and 10570 Parsons Road (the "Property"). The Property is currently improved with two single family homes, one of which is vacant with boarding over the windows. Upon rezoning the property will be developed with nine (9) townhomes with a maximum square footage of 3,240 square feet, including the garage. No variances are requested in connection with the rezoning.

Sincerely,

A handwritten signature in blue ink that reads 'Jessica L. Hill'.

Jessica L. Hill
Attorney for Applicant

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ZONING IMPACT ANALYSIS FORM

Analyze the impact of the proposed rezoning and provide a written point-by-point response to the following questions:

1. Does the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?
SEE ATTCHED

2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?
SEE ATTCHED

3. Does the property to be rezoned have a reasonable economic use as currently zoned?
SEE ATTCHED

4. Will the zoning proposal result in a use that could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?
SEE ATTCHED

5. Is the zoning proposal in conformity with the policies and intent of the land use plan?
SEE ATTCHED

6. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the zoning proposal?
SEE ATTCHED

7. Does the zoning proposal permit a use that can be considered environmentally adverse to the natural resources, environment and citizens of the City of Johns Creek?
SEE ATTCHED

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City of Johns Creek
Planning & Zoning**ZONING IMPACT ANALYSIS FORM****1. Does the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?**

The use and development of the adjacent and nearby property includes a church, Northview High School, single family homes including the St. Ives community, and townhomes, including the Myers Park community. The proposed development with 9 townhomes complements the existing uses in the area.

2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

The zoning proposal will not adversely affect the existing use or usability of the adjacent or nearby property. The redevelopment of the site will activate Parsons Road with rear loading townhomes with pedestrian access from each unit to the street. A 10 foot paved trail will also be provided on the Parsons Road frontage which will enhance walkability in the area.

3. Does the property to be rezoned have a reasonable economic use as currently zoned?

Both of the existing single family homes were constructed over 40 years ago and are in disrepair. One of the two homes is vacant with boarded windows and doors. To the extent the existing zoning had a reasonable economic use, the property would have been occupied or redeveloped. The proposed TR zoning is more appropriate than the existing AG-1 zoning given the proximity of other townhome developments and the adjacency to school and church uses.

4. Will the zoning proposal result in a use that could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?

Due to the small scale of the development, the proposal will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools. Vehicular access has been limited to one curb cut on Wilson Road to mitigate any traffic concerns as well as to provide for the uninterrupted 10' paved trail. Further, the project eliminates the two existing residential driveways providing access to Parsons Road which will benefit the community.

5. Is the zoning proposal in conformity with the policies and intent of the land use plan?

The land use plan designates the property as being located in the SR 141 Corridor. The SR 141 Corridor specifically provides for townhome development at a density of 5-8 units per acre. The proposal to develop 5.33 units per acre is consistent with the land use plan. Further, the site layout incorporates the provision of the 10' paved trail and also accommodates significant buffers and open space, all of which is promoted in this corridor.

6. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the zoning proposal?

As indicated above, one of the two existing single family homes on the property is vacant and has boarded windows and doors. Redevelopment of the property with townhomes will remove an existing blight.

7. Does the zoning proposal permit a use that can be considered environmentally adverse to the natural resources, environment and citizens of the City of Johns Creek?

The site does not include any identified natural resources or environmental conditions such as streams or other preservation areas. The proposed use is consistent with the uses in the immediate area and also as identified in the land use plan for Johns Creek. The proposal is not adverse to the natural resources, environment and citizens of the City of Johns Creek.

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ENVIRONMENTAL SITE ANALYSIS (ESA) FORM

1. **CONFORMANCE WITH THE COMPREHENSIVE PLAN.** Describe the proposed project and the existing environmental conditions on the site. Describe adjacent properties. Include a site plan that depicts the proposed project.

Describe how the project conforms to the Comprehensive Land Use Plan. Include the portion of the Comprehensive Plan Land Use Map, which supports the project's conformity to the Plan. Evaluate the proposed project to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.

Response: The existing site is a 1.69-acre tract of land that is currently developed with 2 existing single family homes that front on Parsons Rd. The existing homes are older 1 story homes and are zoned AG-1. One of the homes is abandoned and in disrepair and the other home is an older style built in 1968. The buildings are to be demolished and a new townhome development is to be constructed in the TR District that will provide a transition for the area and fits with the surrounding districts.

Attached below is the official City of Johns Creek Zoning map showing the surrounding zoning of the site and surrounding area. The proposal is to construct 9 for-sale, rear loaded townhomes fronting Parsons Road. The development of the proposed townhomes will improve the existing streetscape and increase the for sale housing stock in Johns Creek. The surrounding developments are single-family homes (zoned NUP, CUP), townhomes (zoned TR), an existing high school and a church (both zoned AG-1).

Also attached below is also the City of Johns Creek's Future Development Map. Based on the map, the subject property is located in the SR 141 Corridor which identifies townhomes as an appropriate use within this area. The general guidelines for the SR 141 Corridor also identify a scale of 5-8 units per acre which is met by the proposed development. The intent of the SR 141 Corridor includes promotion of walking and biking, open space and streetscape. The accommodation of the 10' paved trail along the Parsons Road frontage and the significant buffers provided on the site promote these goals of the SR 141 Corridor.

The site plan included in this application provides for the vehicular access to the development from Wilson Road. There will be 20' alley leading to each rear driveway and there will be a fire turn-around for safety. The sidewalks at the front of the home will connect to the 10' paved trail to be added along Parsons Road. Stormwater control will be provided with an underground detention under the alley of pervious pavers. There will be landscape buffers and setbacks surrounding the site to provide an aesthetic streetscape as well.

The proposed project is in compliance with the comprehensive land use plan of Johns Creek.

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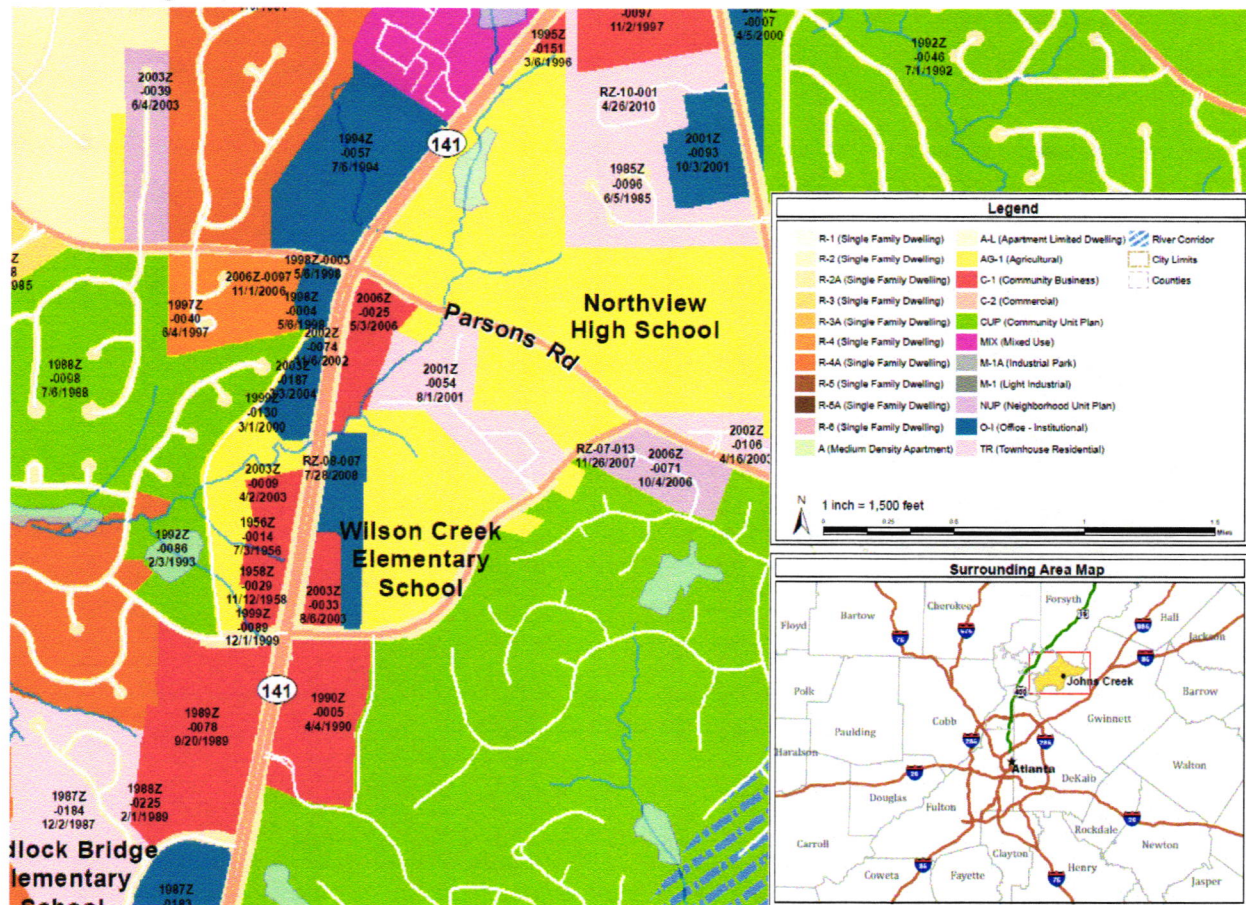
(Maps on next page).

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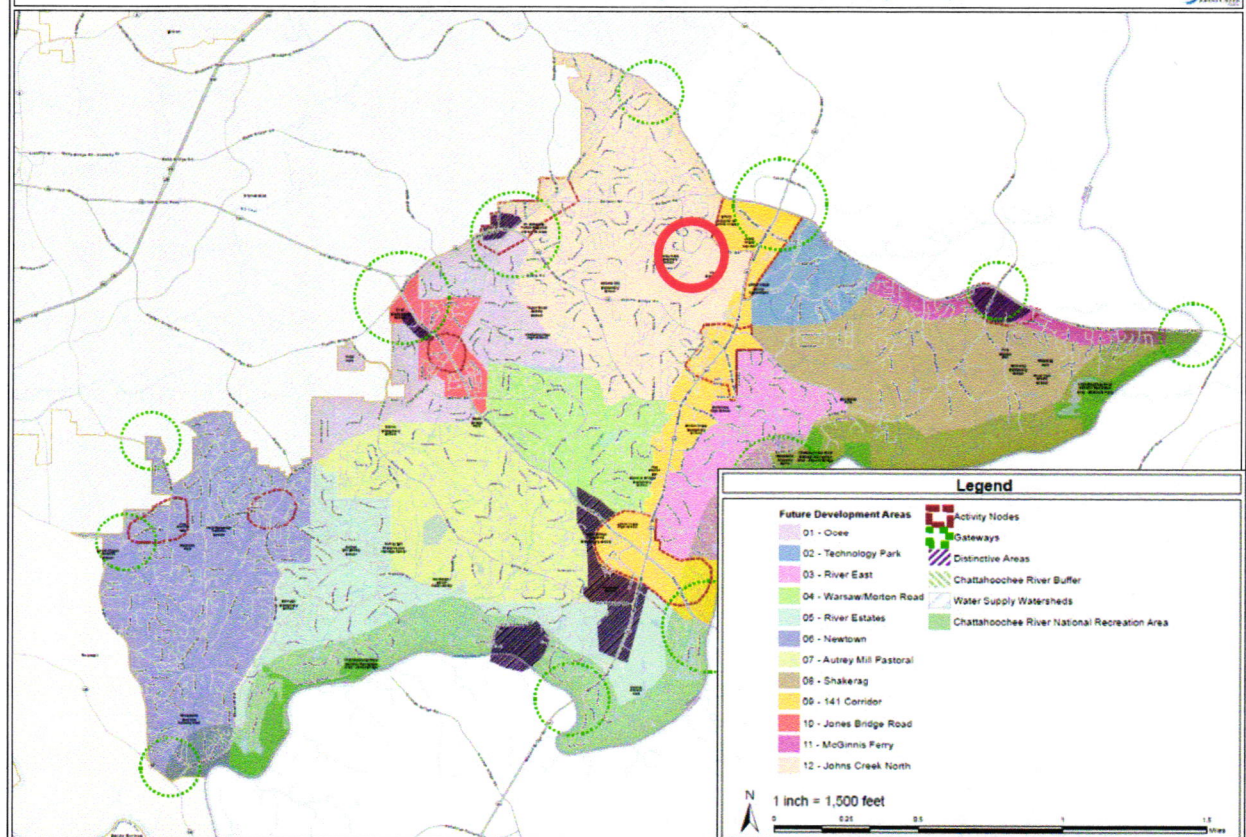
City of Johns Creek
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Zoning Map



Future Development Map

Adopted by Mayor and Council on November 10, 2008 - Readopted December 2, 2013 - Revised September 8, 2014

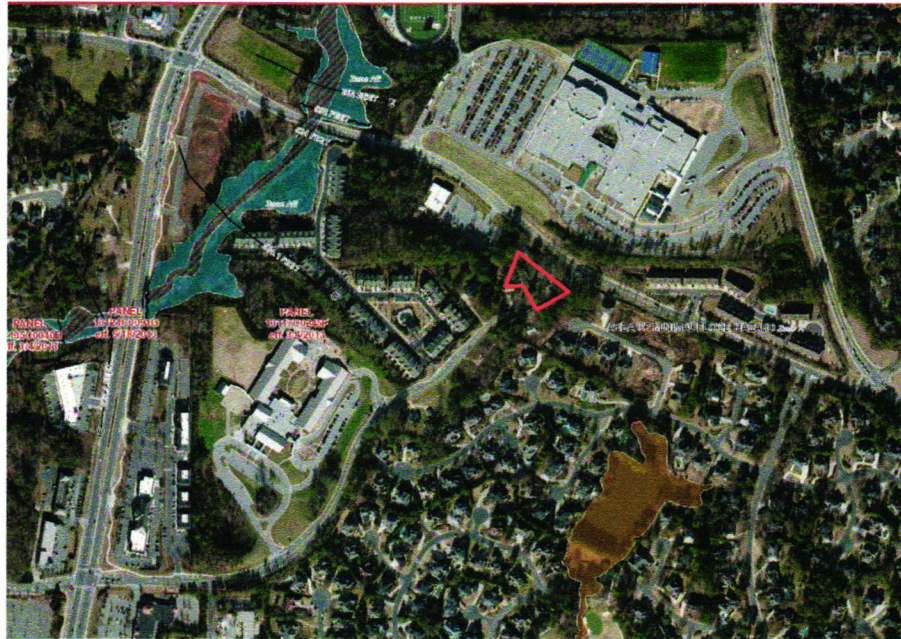


RZ-15 010

2. **ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.** For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect and environmental site feature. Information on environmental site features may be obtained from the indicated source(s).

a. **Wetlands**

Response: There are no wetlands on the site per the FEMA map as shown below. This was also confirmed from walking the site and looking at the features in the low area of the site.



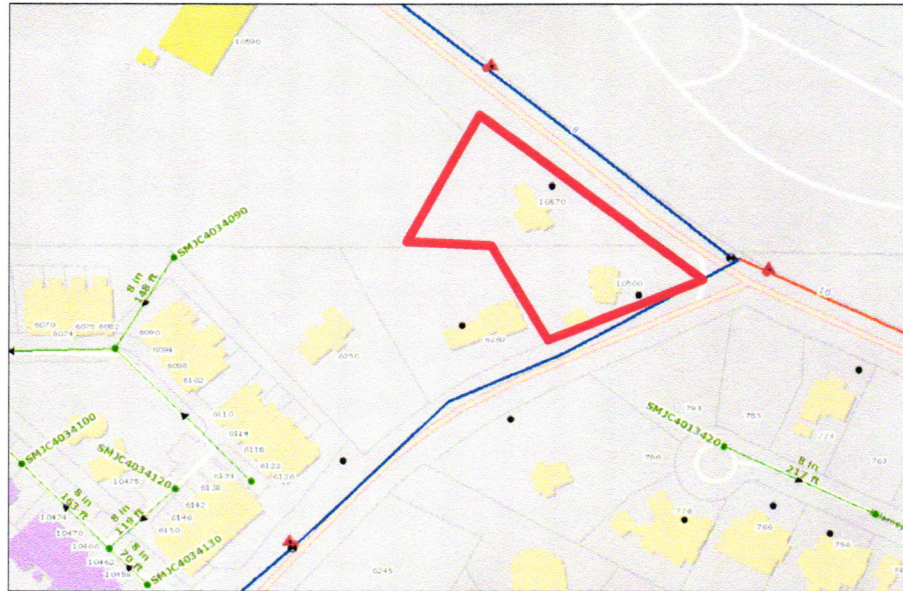
b. **FloodPlain:**

Response: There is no floodplain that exists on the site from the FEMA flood maps and from the visual inspection of the site from site visit.

c. **Streams / Stream Buffers:**

Response: There are no streams on site per the Fulton County GIS map shown below, and this was also confirmed from walking the site.

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- d. **Slopes exceeding 25 percent over 10 ft vertically:**
Response: There are no steep slopes on site per the Fulton County GIS map shown below, and this was also confirmed from walking the site.
- e. **Vegetation:**
Response: The site currently has moderate vegetation on the site. There are a few large trees throughout the 1.69 acre site.
- f. **Wildlife species:**
Response: There are no known protected species on the site that are known or were observed from the site visit. The site is similar to surrounding developments.
- g. **Archeological / Historic Site:**
Response: There are no historic structures on the site that the applicant is aware.

3. **PROJECT IMPLEMENTATION MEASURES.** Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site features that may be impacted.

- a. **Environmentally sensitive areas:**
 - i. The site does not have sensitive areas located on the site and this was also confirmed from walking the site.
- b. **Protection of Water Quality:**
 - i. The site will be designed to protect water quality and will provide stormwater quality, channel protection, and detention facilities that are in compliance with the Johns Creek and state stormwater manual. The measures will help ensure that the proposed development will achieve the water quality measures needed for the project and surrounding area.
- c. **Minimize impacts on existing infrastructure:**
 - i. The proposal is to utilize the existing utilities in the area. There is water located in Parsons Road, sanitary sewer service is available to the site, and there are proposed detention facilities for the site to control stormwater located on the western end of the property. The proposal is to provide only 9 townhomes so

this will be burdensome on sidewalks and roads. We will also be improving Parsons Road by adding a 10' trail.

- d. **Minimize archeological / historical areas:**
 - i. The site does not have significant historical features.
- e. **Minimize environmentally stressed communities;**
 - i. The area is not environmentally stressed, however, landscape buffers and improvement setbacks have been placed throughout the site. The site will complement the surrounding developments by providing an appropriate transition from the townhome and institutional uses to the single family uses in the area.
- f. **Creation and preservation of green space and open space.**
 - i. The TR zoning has landscape buffers and strips that are required to surround the site which generates significant open space. The proposed lot coverage is also well below the allowable 50%.
- g. **Protection of Citizens from negative impacts on lighting and noise:**
 - i. Lighting and noise will not be an issue on the site given the relatively small scale of the development.
- h. **Protection of Parks and Rec Green Space:**
 - i. No parks or recreational green space will be affected by this development.
- i. **Minimization of Impacts to Wildlife habitats:**
 - i. The site does not have known wildlife species on the site that are protected or in abundance for this site.

RZ-15 010

DISCLOSURE REPORT FORM

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL.

CIRCLE ONE: YES (if YES, complete points 1 through 4);

☒ NO (if NO, complete only point 4)

1. CIRCLE ONE: Party to Petition (If party to petition, complete sections 2, 3 and 4 below)

In Opposition to Petition (If in opposition, proceed to sections 3 and 4 below)

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition:

1. _____	5. _____
2. _____	6. _____
3. _____	7. _____
4. _____	8. _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Laila Akhavanisafa

Signature: [Signature] Date: 4/27/2015

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DISCLOSURE REPORT FORM

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In Opposition to Petition (If in opposition, proceed to sections 3 and 4 below)

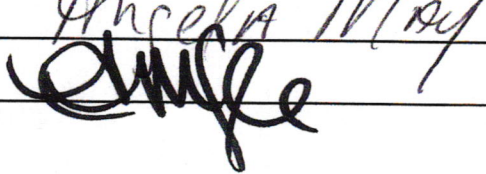
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Name (print) Angela May RZ-15 010
 Signature:  Date: 5/15/15

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NO (if NO, complete only point 4)

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In Opposition to Petition (If in opposition, proceed to sections 3 and 4 below)

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1. _____	5. _____
2. _____	6. _____
3. _____	7. _____
4. _____	8. _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) ROSS R BLAISING, FLITCH HOLDINGS LLC

Signature: 

Date: 24 APRIL 2015

RECEIVED

MAY 18 2015

Public Participation Plan

FLITCH HOLDINGS, LLC

The applicant will notify all property owners within ¼ mile of the subject property regarding the application. The applicant will also notify the St. Ives and Myers Park homeowners' associations regarding the application. Notification will be made by mail with a cover letter and a copy of the site plan. The City of Johns Creek shall provide the list of the owners within ¼ mile of the property. The letters shall be mailed promptly following provision of the owner list by the City of Johns Creek staff. As required by the application, the applicant shall schedule a meeting in the vicinity of the property to discuss the application. Such meeting may be held as a part of a St. Ives or Myers Park meeting, however, all property owners within ¼ mile will be invited to attend and participate. The meeting will be held at least two weeks prior to the Planning Commission meeting.

RZ-15 010

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MAY 18 2015

City of Johns Creek
Planning & Zoning

[illegible]

APPLICANT'S ACKNOWLEDGEMENT FORM

The applicant's attendance is required during the following public hearings:

Planning Commission Date: 1 SEPT. 2015

Mayor & Council Date: 14 SEPT 2015

Pursuant to Article 28.3 Public Hearing and Notice Requirements of the Johns Creek Zoning Ordinance, the applicant in a rezoning, zoning modification, special use permit or variance requiring a public hearing must post a public notice sign on the subject property at least **20 days prior** to the first public hearing by 8:30 a.m.

The applicant shall pick up the sign at:

Compelling Signs

1901 Montreal Road
Tucker, Georgia 30084
Phone: (678) 580-2452
Fax: 678-580-0934
Hours of Operation: Monday-Friday 9:00 a.m. – 5:00 p.m.

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MAY 18 2015

City of Johns Creek
Planning & Zoning

The applicant hereby certifies that they understand they must pick up the appropriate public hearing sign from Compelling Signs and post it correctly on the subject property no less than 20 days and no more than 45 days prior to the first public hearing. On the required date of posting, please take a digital photograph of the posted sign and e-mail the date-stamped photo to Marie.Janvier@johnscreekga.gov. This photograph is necessary for public record. Further the applicant certifies that the sign will be maintained in such a way that the sign is clearly visible from the right-of-way while on the property and that the applicant is responsible for reposting the sign, should it fall down or become obscured. Additionally, the applicant understands that attendance is required during the above listed public hearings.

ROSS BLAISING
Applicant's Printed Name and Signature

5/18/15
Date

12-15-010
Case Number

11 AUG. 2015 - 17 AUG. 2015
Deadline date for sign posting by applicant Deadline date for 300 ft mailing by applicant PPR
~~300 FT NOTIFICATION~~

Sign Posting Instruction: Signs must be posted with the sign face facing the road right-of-way. Signs must be clearly visible from the right-of-way and free of obstruction. Signs must be securely fastened to posts driven into the ground and must be independent of other structures. Signs shall not be posted on trees, utility poles, or other similar objects. Failure to comply with these regulations may result in the application being withdrawn.

City of Johns Creek
*** CUSTOMER RECEIPT ***

Batch ID: JHNCMNJ 5/18/15 01 Receipt no: 11719

Year	Number	Type	SvcCd	Description	Amount
2015	77	PZ		PLANNING/ZONING PAYMENTS	\$750.00

RZ-15-010-FEES

Tender detail

MO Ref#:	1292100969	\$750.00
Total tendered:		\$750.00
Total payment:		\$750.00

Trans date: 5/18/15 Time: 11:39:44

*** THANK YOU FOR YOUR PAYMENT ***